DAVID BURR



45 West Wickham Road

Balsham, Cambridge

45 West Wickham Road
Balsham, Cambridge CB21 4DZ

Set just beyond the village of Balsham, ideal for commuting into Cambridge and London with easy links to Cambridge and London via the M11 and A14. This substantial five-bedroom home occupies a plot of just over half an acre, enjoying far-reaching views across open fields. Built in 2010 to replace an earlier roadside cottage, the property offers nearly 4,000 sq ft of thoughtfully designed accommodation, combining contemporary living with considerable flexibility. Arranged over three floors, the house lends itself well to family life, with generous reception spaces, five double bedrooms and a lower ground floor that offers scope for a variety of uses. Whether accommodating extended family, providing independence for older children or creating space to work and relax, the layout can adapt to changing needs. At the heart of the ground floor is an open-plan kitchen, dining and living space, with a central island providing a natural gathering point. Bi-fold doors open onto the garden, drawing in light and creating an easy connection between indoors and out. A separate sitting room offers a quieter place to retreat, while a dedicated study, utility room, cloakroom and boot room bring welcome practicality.

The lower ground floor provides a particularly useful extension of the living space. A generous double bedroom, complete with an en-suite shower room and its own external entrance, offers potential for independent accommodation for guests or relatives. Bi-fold doors lead to a private courtyard, with steps rising to the main garden. Alongside this, a spacious leisure room, currently used as a gym and music room, could serve equally well as a cinema room, games room or additional sitting room. A dedicated plant room houses the heating and water systems, including the heat pump controls, solar panel inverter and water softener. Energy-conscious features include solar panels with an existing feed-in tariff, mechanical ventilation with heat recovery and underfloor heating throughout, with individual seven-day programmable thermostats. The property has an EPC rating of C.

The first floor comprises four further double bedrooms, including a generous principal suite with a room extending to over 17 feet in length. Glazed doors open onto a full-length balcony, where the elevated position affords uninterrupted views across the neighbouring fields. A walk-in wardrobe and en-suite bathroom, complete with a walk-in shower and freestanding bath, complete the suite. The remaining bedrooms are served by a family bathroom with both bath and shower.
The grounds extend to just over half an acre, offering space for outdoor dining, family life and gardening. A detached double garage and semi-circular driveway provide ample parking for several vehicles.

DAVID BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

PROPERTY INFORMATION

- Bedrooms: 5.
- Reception Rooms: 4.
- Bathrooms: 3.
- Off-road parking for multiple vehicles and double garage.
- Services: Mains water, electricity. Air source heat pump. Solar panels. Electric heating. Private drainage (Klargester).
- EPC: Band C.
- Communication Services: Broadband. Yes. Speed up to 8 mpbs download and up to 48 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or https://checker.ofcom.org.uk/.

- Council Tax: Band G. £4,227.08 per annum.
- Local Authority: South Cambridgeshire District Council..

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

ABOUT THE AREA

Balsham is a well-established South Cambridgeshire village with a strong sense of community and a useful range of everyday amenities. A village shop and post office, traditional pubs, a café and deli, a village hall and playing fields with a playground and tennis courts all contribute to village life. For those who enjoy spending time outdoors, local footpaths, bridleways and cycle routes offer plenty of opportunities to explore the surrounding landscape, including sections of the ancient Icknield Way.

USEFUL INFORMATION

Towns and Villages
Bury St Edmunds (28 miles)
Cambridge (13 miles)
Newmarket (12 miles)

Pubs and Restaurants
The Bell Inn
The Black Bull Inn
The Hole in the Wall
The Tickell Arms
Crown Inn
The Dog and Duck

Schooling
The Meadows Primary School, Linton
Linton CE Primary School
Linton Heights Junior School
Linton Village College
The Perse School, Cambridge (17 miles)
St. Faiths Preparatory School (17 miles)
Barnardiston Hall Preparatory School (11 miles)

Train Stations
Audley End (14 miles)
Cambridge (17 miles)
Whittlesford Parkway (10 miles)

DAVID BURR

Telephone 01787 277811
Email clare@davidburr.co.uk



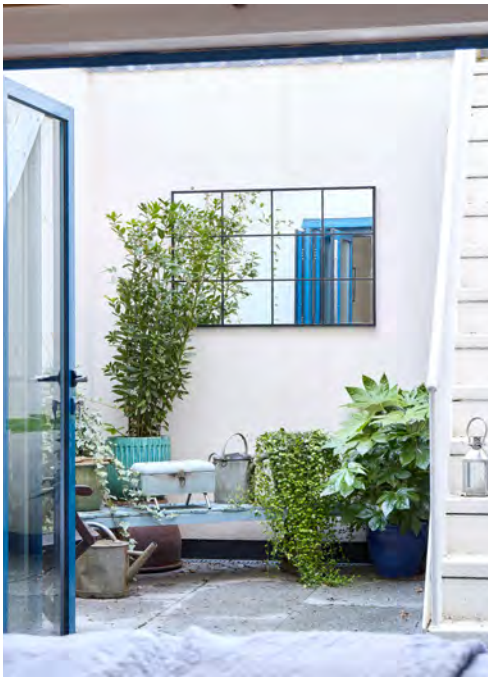




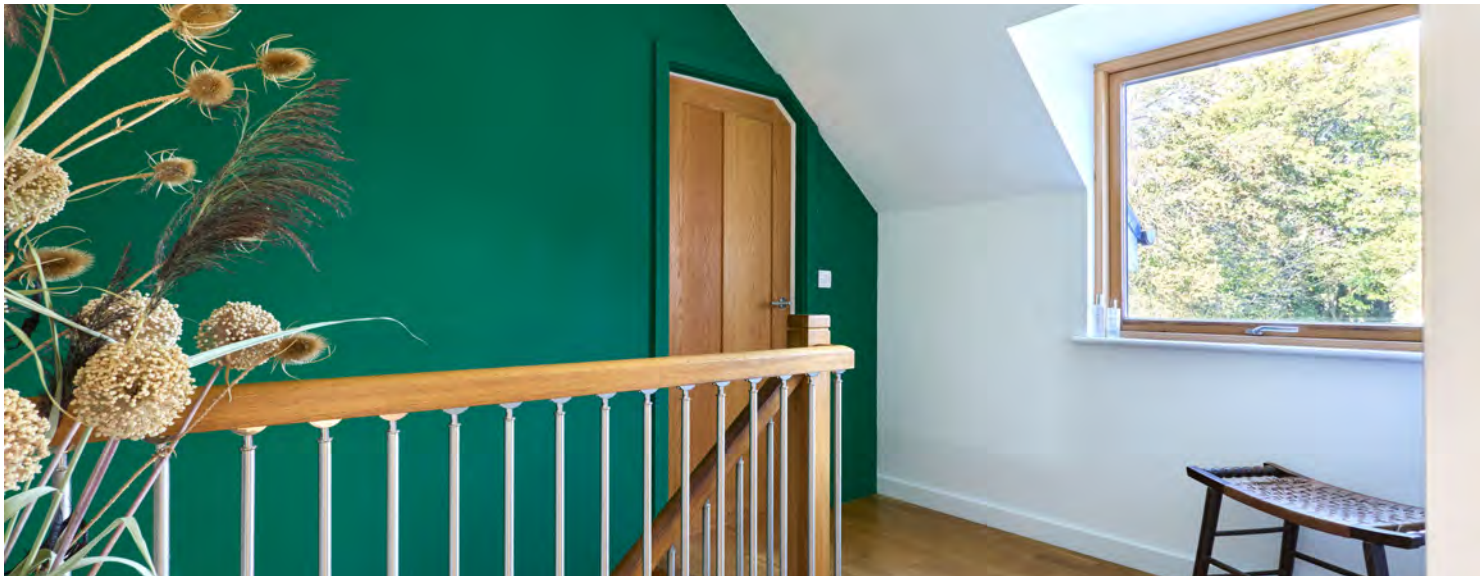



F&M























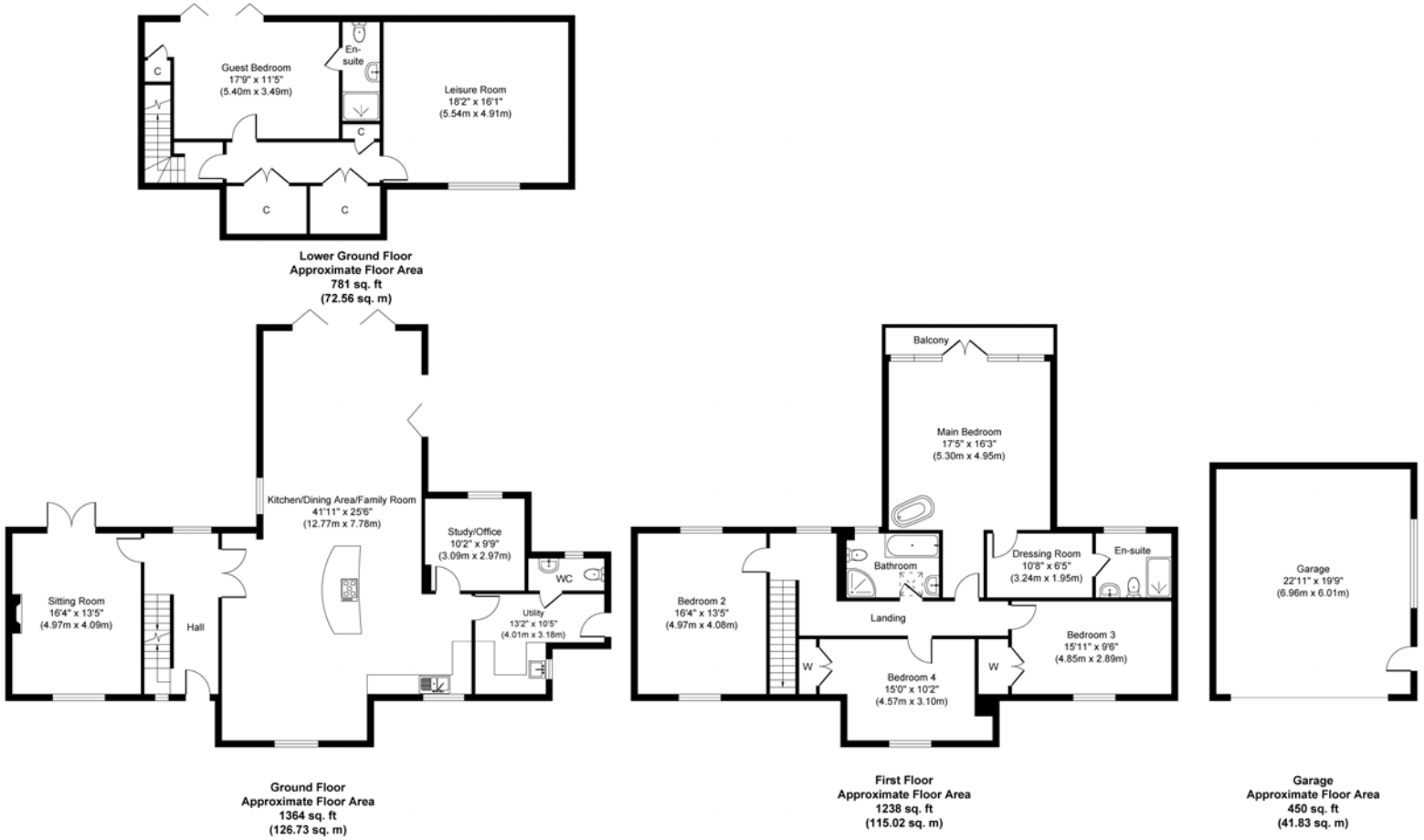








FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2026 | www.houseviz.com

DAVID BURR

Telephone 01787 277811
Email clare@davidburr.co.uk



Bury St Edmunds
01284 725525
bury@davidburr.co.uk

Holiday lets
01787 888698
support@davidburrholidaylets.co.uk

Newmarket
01638 669035
newmarket@davidburr.co.uk

Castle Hedingham
01787 463404
hedingham@davidburr.co.uk

Leavenheath
01206 263007
leavenheath@davidburr.co.uk

Woolpit
01359 245245
woolpit@davidburr.co.uk

Clare
01787 277811
clare@davidburr.co.uk

Long Melford
01787 883144
melford@davidburr.co.uk

London SW1
0207 839 0888
london@davidburr.co.uk

davidburr.co.uk